







Total area: approx. 132.2 sq. metres (1423.0 sq. feet)



40 Mosyer Drive | Orpington | BR5

£700,000

-  4-5 bedroom detached house
-  Double-storey side extended
-  Utility area & ground floor W.C
-  Garage & driveway
-  1,400+ square feet
-  Ample reception space
-  Attractive rear & front gardens
-  General amenities & popular schools accessible



Kenton are delighted to present this particularly spacious 4-5 bedroom detached house, comprising over 1,400 square feet of versatile accommodation, having been extended double-storey to the side. To the ground floor, you will find; a well-proportioned and bay-fronted lounge, an even larger and notably double-aspect additional reception room or conversely a ground floor bedroom (via said extension), further reception space in the form of a dining room to the rear, a practically-sized fitted kitchen, as well as both a utility area and W.C. The first floor features four ample-sized bedrooms, in addition to the family bathroom with a separate W.C. Externally, there is an attractive rear garden featuring both a patio and traditional lawn area, as well as an array of mature trees and shrubs. Furthermore, there is also a garden area to the front which again features a traditional lawn area with mature trees and shrubs. Additionally, there is also a driveway facilitating off-street parking for multiple vehicles, as well as an ever-handy garage. Despite the aforementioned extension already undertaken, theoretically (STPP, by default) there is also further scope to extend should one wish, primarily to the opposing side. In any case, again theoretically and subject to the default consents, it is viable to re-configure the current accommodation to for instance incorporate a fashionable open-plan kitchen/reception space, by way of removing the wall dividing the kitchen and dining room. Mosyer Drive is located within short drive/bus ride distance of Orpington Station and its array of amenities, including a range of; handy shops, restaurants, bars, leisure facilities as well as an ODEON cinema complex. Within a 1/2 mile radius is a number of coveted and reputable schools, such as the currently-rated Ofsted "good" Blenheim Primary School. Mosyer Drive is also situated on the border of vast Kent countryside, and so is a particularly idyllic setting for keen walkers. Furthermore, both Chelsfield and Orpington stations are circa 1.2m and 1.4m away respectively, both of which provide direct and frequent services into central London (circa 16 minutes to London Bridge).

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40 Mosyer Drive, Orpington, BR5



Porch

2'4" x 6'3" (0.72m x 1.90m)
Double glazed leaded light door to the front, original wooden front door leading to hallway.

Hallway

10'2" x 6'8" (3.10m x 2.02m)
Double glazed leaded light window to the side, staircase to first floor with cupboard under, radiator, fitted carpet.

Lounge

13'9" into bay x 11'9" (4.20m into bay x 3.57m)
Double glazed leaded light bay window to the front, gas fire with stone surround, radiator, coved ceiling, fitted carpet. Sliding doors on to:

Dining Room

11'11" x 9'1" (3.64m x 2.76m)
Double glazed window to the rear, serving hatch to kitchen, radiator, coved ceiling, fitted carpet.

Kitchen

11'4" x 9'2" (3.46m x 2.79m)
Double glazed window to the rear, double glazed door to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces with fully tiled walls, integrated gas hob with oven under, integrated dishwasher, cupboard housing fridge freezer, wall-mounted boiler, radiator, laminated wood flooring.

Reception Room 3/Bedroom 5

18'8" x 11'11" (5.69m x 3.63m)
Double glazed leaded light windows to the front and side, radiator, fitted carpet.

Utility Area

6'4" x 8'10" (1.92m x 2.68m) measured at maximum points
Double glazed window and door to the rear, plumbing for washing machine, space for tumble dryer, tiled flooring.

WC

3'7" x 5'5" (1.09m x 1.66m)
Double glazed frosted window to the side, low-level WC, wash hand basin, fully tiled walls, tiled flooring.

Landing

Double glazed window to the side, access to loft, fitted carpet.

Bedroom 1

18'8" x 11'11" (5.68m x 3.63m)
Double glazed windows to the front and rear, wash hand basin with splash back, radiator, fitted carpet.

Bedroom 2

15'0" x 11'2" (4.56m x 3.41m)
Double glazed leaded light bay window to the front, radiator, fitted carpet.

Bedroom 3

10'11" x 10'9" (3.33m x 3.27m) measured at maximum points
Double glazed window to the rear, wash hand basin, radiator, fitted carpet. Please note, this room gives access to Bedroom 1, as per the floorplan.

Bedroom 4

9'7" x 7'3" (2.91m x 2.20m)
Double glazed leaded light window to the front, radiator, fitted carpet.

Bathroom

5'5" x 8'9" (1.66m x 2.67m)
Double glazed frosted window to the rear, panelled bath with shower extension over, wash hand basin, built-in cupboard, heated towel rail, fully tiled walls, laminated wood flooring.

WC

2'5" x 4'3" (0.74m x 1.30m)
Double glazed frosted window to the side, low-level WC, fully tiled walls, laminated wood flooring.

Rear Garden

Circa 47'0" at maximum
Patio area, traditional lawn with flower beds and borders, mature shrubs and trees, wooden shed, access to front via gate.

Front Garden/Driveway

Extensive frontage with parking for multiple vehicles, traditional lawn, flowerbeds and mature shrubs.

Detached Garage

17'5" x 8'2" (5.30m x 2.50m)
Up and over door, power and light.

